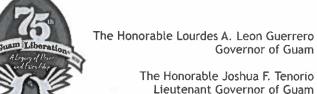


Chairman Maria Eugenia Leon Guerrero Vice-Chair Patricia Ann P. Ada Commissioner Mayor John E. Cruz Commissioner Gregory D. Perez Commissioner Rita T. Franquez Commissioner Nanik Keswani

Commissioner Eduardo J. Calvo Commissioner Carlos Madrid Alvarez-Piñer, PhD





### ATURIDAT NUMA'LO YAN INADALANTON HAGATÑA

(Hagatña Restoration and Redevelopment Authority) **Board Of Commissioners - Regular Meeting** 

Thursday, July 2, 2020 - 4:00pm GEDA Conference Room, ITC Bldg., Tamuning

#### Meeting Agenda

- I. Call to order:
- H. Attendance:
- 111. Secretary Report: February 13, 2020 Minutes
- IV. Treasurer Report: Revised FY21 Budget Proposal
- I. **Executive Director Report:** 
  - 1. www.hrra.guam.gov
  - 2. FY2021 Budget Proposal Hearing
  - 3. Update on Whitepaper on Reconcilation of correct legal Hagatña parcels, the land uses on those parcels and associated issues.
  - Hesler Street 4.

#### V. **Old Business:**

- 1. Update on Desk Audit of Invoice #25064
- 2. Sub-committee Report
- 3. Zoom meetings with Agencies
  - Completed DPR, KFC, GEDA, GRTA, GWA, a)
  - b) Pending - BSP, DOAG, GVB, GPL,
- 4. **Projects** 
  - Land Resources Building. a)
  - b) Palasyu Restoration.
  - c) The Hagatña River Channelization and Watershed River Feasibility Study.
  - d) **Parking Meters**

#### e) Sirena Festival

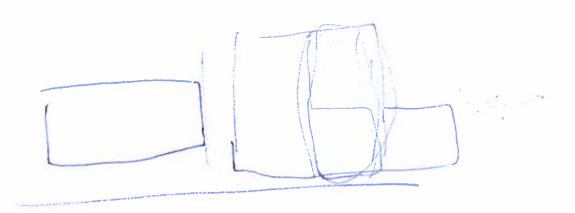
#### VI. New Business:

- 1. No Cost Extension of Hagåtña Master Plan Contract to December 2020
- 2. Deadline for approval of Hagåtña Master Plan September 31, 2020 or December 31, 2020

#### VII. Announcements/Further Discussions:

- 1. New Commissioner appointment
- 2. Next Meeting (Location TBD):
  - a) Thursday, August 6, 2020
  - b) Thursday, September 3, 2020
  - c) Thursday, October 8, 2020
  - d) Thursday, November 5, 2020
  - e) Thursday, December 3, 2020

#### VIII. Adjournment:



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#### RENTALS

GOOD: 3 Lines, 3 Consecutive Days. \$78.00 **BETTER: 3 Lines, 7 Consecutive Days** \$99.00 **BEST: 3 Lines, 10 Consecutive Days** \$115.00

#### ROOMMATES

Conditions/Restrictions: \*Roommate a person who shares a room or apartment with another or others. GOOD: 3 Lines, 7 Consecutive Days BETTER: 3 Lines, 10 Consecutive Days......\$73.00

#### **AUTOMOTIVE PACKAGES**

 Automotive • Trucks • Bikes • Boats • Motorcycles Conditions/Restrictions: One vehicle per ad Ad format: Make, Model, Year. GOOD: 3 Lines, 7 Consecutive Days.

#### **SUPER DEALS**

Personal Items below \$500 in total value GOOD: 3 Lines, 7 Consecutive Days... BETTER: 3 Lines, 10 Consecutive Days.......533.00 BEST: 3 Lines, 14 Consecutive Days... \*Price must be included in the ad to qualify.

#### PRIVATE PARTY PLEASERS

Personal Items below \$2,500 in total value GOOD: 3 Lines, 7 Consecutive Days. \$33,00 BETTER: 3 Lines, 10 Consecutive Days...... \$43.50 BEST: 3 Lines, 14 Consecutive Days. \*Price must be included in the ad to qualify.

Personal Items below \$2,501 in total value GOOD: 3 Lines, 7 Consecutive Days. BETTER: 3 Lines, 10 Consecutive Days...... \$70.00 \$80.00

#### **GARAGE SALE**

· Fundralsing · Rummage · Yard Sale Conditions/Restrictions: 3 Consecutive Days Ad format: Village, Date, Time Garage Sale: Private residence Rummage: School or Non-profit organization GOOD: 3 Lines, 3 Consecutive Days... ...\$24.50 **BETTER: 3 Lines, 7 Consecutive Days.** \$33,00

#### PETS

GOOD: 3 Lines, 3 Consecutive Days. \$74.50 **BETTER: 3 Lines, 10 Consecutive Days...** ...\$33.00 BEST: 3 Lines, 14 Days.

#### EFFECTIVE 12/28/15

affect onto are subject to the applicable rate card, copies of which helds from our Advertising Dept, All ads are subject to approved publication. The Pacific Boyl. ManyFredit, Supply Boyle is the right to edit, reliace, reject, classify or causal any add at any man must be reparted in the first day of publication. The Pacific com/Pacific Sunday Rems shall not be liable for any long or that peculia from an error for an advertisement, right for early causellation of order.

#### **Automotive** Wheels∂ best deal for you...

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Sinajana Sat&Sun 7am-2pm Lots of ciths&hshold goods 202 Etton Ln former Post off Must wear mask

Tiyan Sat 06/27 7am-3pm Multi-Fam Moving Out Sale Everything must go 789-1239

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Babysitter Part time or full time \$10-\$12 an hour 788-5044

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Pacific Dally Nove **3** f



The Hagatha Restoration & Redevelopment Authority (HRRA) Board of Commissioners will convene a regular board meeting on Thursday, JULY 2, 2020 at 4:00pm In GFDA's conference room, 5th floor, ITC Bldg. Tamuning, Individuals requiring special assistance or accommodations should contact Joseph Meno at 647-4332 x105 or via emai at joseph,meno@hrra, quam.gov.

#### Let the Pacific Daily News Classified Work for You! Pacific Daily News

Call 472-1PDN for more information

#### **GUAM BOARD OF BARBERING** AND COSMETOLOGY

Regular Virtual Board Meeting Monday, July 6, 2020 at 9:00 am

https://global.gotomeeting.com/join/269319749

Use your microphone and speakers (VoIP) = a headset is recommended. Or, call in using your telephone. Dial +1 (571) 317-3122 Access Code: 269-319-749 Audio PIN: Shown after joining the meeting Meeting ID:: 269-319-749 For more information please contact the Board office at 735-7408 or 735-7413 from 8:00 am to 4:00 pm.

#### **CHamoru Land Trust Commission Board Meeting**

Tuesday, june 30, 2020, 1:00 p.m., Suite 222, 2nd Floor, ITC Building 590 N. Marine Corp Drive, Tamuning, Guam Public Comments will be heard at 4:30 p.m.

If you should attend please ensure you are wearing a face mask,

The agenda may be viewed at: http://dlm.guam.gov/announcements-2

In compliance with ADA requirements, individuals requiring special accommodations, auxiliary aids or services, may contact 649-5263 ext. 815 This ad is paid by CLTC funds

#### **GUAM WATERWORKS AUTHORITY**

"Better Water, Better Lives." Gloria B. Nelson Public Services Building 688 Route 15, Mangilao, Guam 96913 Tel: (671) 300-6027 Fax: (671) 649-3750

\*THIS AD IS PAID FOR BY GWA (PUBLIC LAW 26-12)

#### Request for Proposals (RFP)

The GUAM WATERWORKS AUTHORITY (GWA), will receive sealed proposal(s) for Indefinite Delivery/Indefinite Quantity (ID/IQ) for Professional Utility Management and Financial Consulting Services, RFP 2020-01 and Demand Forecast Study, RFP 2020-02. Proposal will be accepted until 5:00 p.m. Charnorro Standard Time, Date: July 09, 2020 at the GWA Procurement Office first floor located at the Gloria B. Nelson Public Services Building in Mangilao. Interested firms can obtain a set of proposal package at a charge of a non-refundable amount of \$15.00. which are available at the GWA Procurement Office, Interested firms can download a set of the proposal package on GWA's website www.quamwaterworks.org without charge, although vendors are strongly encouraged to contact via e-mail at osbids@ quamwaterworks.org or visit GWA Procurement Office to register to ensure that updated information, notices or amendments are distributed to you.

GWA reserves the right to revise or reject any or all proposals and to waive any minor imperfection in the bid proposal in the interest of the Guam Waterworks Authority.

> MIGUEL C. BORDALLO, P.E. General Manager

HRRA Board of Commissoners Regular Meeting Sign Sheet JULY 2, 2020

	BOARD MEMBERS:	
Chair	Maria Eugenio Leon Guerrero	(VIA 200M)
Vice Chair	Patricia "Patty" Ada	CANA CONTRACTOR OF THE CONTRAC
Commissioner	Mayor John Cruz	
Commissioner	Nick Keswani	
Commissioner	Greg Perez	
Commissioner	Eduardo "Jake" Calvo	(ria zoom)
Commissioner	Rita Franquez	of English
Commissioner	Carlos Madrid Alvarez-Piner	(VIA 200m)
	EX-OFFICIO MEMBERS:	
Dept. Integrated Services for Individuals with Disabilities (DISID)	Director Phyliss Leon Guerrero	
Dept. Land Management (DOL)	Director Joseph M. Borja	
Dept. Parks and Recreation (DRP)	Director Richard Ybanez	
Dept. Public Works (DPW)	Director Vincent P. Arriola	
Guam Environmental Protection Agency (GEPA)	Administrator Walter Leon Guerrero	
Guam Preservation Trust	Joe Quinata	CUE C
Guam Visitors Bureau (GVB)	President & CEO Carl T.C. Guiterrez	
I Kumision I Fino' Chamoru	Hope Cristobal / Scholer	(VIA 200M)
Micronesia Area Research Center (MARC)	Omaira Brunal Perry	(VIA 200m)
	LEGISLATIVE OVERSIGHT COMMITTEE:	AITTEE:
Chair	Senator Kelly Marsh Taitano / Ri Klk Orsin	K Orsini (VIA 200m)
Vice Chair	Speaker Tina Muna Barnes	
	HRRA:	S
Executive Director	Lasia Casil	Dung
HRRA STAFF:	Joseph Meno/ Mario Garcia	Marstand Com

HAGATNA RESTORATION AND REDEVELOPMENT AUTHORITY- BOARD OF COMMISSIONERS MEETING JULY 2, 2020: 4:00 PM- 6:00 PM- GEDA CONFERENCE ROOM (VISITORS SIGN IN)

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#### ATURIDAT NUMA'LO YAN INADALANTON HAGÅTÑA

#### (Hagåtña Restoration and Redevelopment Authority)

#### **Board Of Commissioners - Regular Meeting Minutes DRAFT**

Thursday, February 13, 2020 - 4:00pm

**GEDA Conference Room, ITC Bldg., Tamuning** 

Agenda:	Discussion & Summary:	Action Taken:
I. Call to order:	Chair Leon Guerrero called the meeting to order at 4:05pm on February 13, 2020.	Meeting called to order.
II. Attendance:		
Commissioners:	Chair Maria Eugenio Leon Guerrero; Vice Chair Patricla Ada; Treasurer Carlos Madrid; Commissioner Nanik P. Keswani; Secretary Jake Calvo; Commissioner Rita Franquez	
Ex-Officio Members:	GVB llene Quitigua	
HRRA Staff:	Executive Director Lasia Casil; Joseph Meno	
Guests:	Senator Kelly Marsh Taitano	
III. Secretary Report:  1. September 6, 2019	Secretary Jake Calvo presented the Secretary report. Chair Leon Guerrero had some corrections which she delivered to the Director. C. Keswani also submitted comments.	Commissioner Rita Franquez made
Minutes: 2. November 7, 2019 Minutes:		the motion to approve the minutes for September, November and December 2019. Secretary Calvo seconded the motion. All
3. December 6, 2019 Minutes:	<b>2</b> 9	Commissioners present voted in favor. All minutes will be posted on the website.
IV. Treasurer Report:	Treasurer Carlos Madrid presented the current FY20 Monthly Budget Report.	C. Keswani requested that Executive Director Report be moved after Treasurer Report.
VI. Old Business:		
Senator Marsh (Taitano)     FOIA Requests	Director Casil informed the board that most of the FOIA requests were submitted. There was an issue that the attachments with pdfs were not automatically transferred. This issue is being resolved.	HRRA staff are reviewing all attachments and pdfs for submission to Senators office.
2. Desk Audit - Matrix Invoice #25064	Chair Leon Guerrero and Commissioner Keswani informed the board that the intend to meet at a subcommittee meeting with Director Casil prior to the next board meeting to close out the desk audit.	Findings will be provided to the board at the next meeting.
3. Sub-committee Report -		
a) The Design Guidelines		
(1) Spanish Mission Style vs. CHamoru Vernacular Architecture	Commissioner Madrid informed the board that the Subcommittee on Design Guidelines, formed by him and Commissioner Keswani, have reviewed the comments of the Komision i Fino' Chamoru, Mr. Joe Quinata, Ms. Brunal Perry. The subcommittee reached a consensus, and this is provided in writing to the board".	The term "Vernacular Architecture of Guam" is recommended to the board to address the terminology discussed in the Design Guidelines document.
b) The Map Atlas		



Agenda:	, 4	Discussion & Summary:	Action Taken:
	c) The Hagåtña Master Plan		
4.	Agency comments & follow up letters - Schedule a sub- committee meeting to review all comments (Chair Leon Guerrero, Commissioner Keswani, Commissioner Madrid)	All comments submitted by agencies were provided to the subcommittee.	Chair Leon Guerrero recommended that all subcommittee comments be submitted to the board for approval at the same time in a future meeting. All subcommittee comments and agency comments will be combined into one folder.
5.	Projects		051
	a). Land Resources Building: 5 story / 49,600sf, 121 parking space garage	Director Casil informed the board that there is a meeting planned on February 18 with DLM, GEDA to discuss issues regarding the project.	
	b) Palasyu Restoration		
	c) The Hagåtña River Channelization and Watershed River Feasibility Study	Director Casil and C. Keswani met with the Army Corps of Engineers on December 13, 2019 at the DPW offices. The USACE informed us that they would be commencing the study in the summer of 2020. The cost is \$3 million dollars to be paid with federal funds.	C. Keswani will present his notes from this meeting at the the next board meeting.
VII. N	lew Business:		
1.	Matrix Presentation 01/28/2020	Director Casil asked if there were any questions or feedback regarding the presentation. Nobody had any questions. C. Keswani commented that Matrix has done a great job and bent over backwards meeting HRRAs needs and do more work than they were agreed to in the scope of work. He asked Matrix if they could make any needed revisions to the documents if needed, they responded no. C. Madrid explained that he had a conversation with Matrix during the oversight hearing and Matrix informed him that they would make the required edits if requested.	C. Keswani requested a copy of the change order agreement extending the contract to June 2020.
2.	Criteria for Board Approval of the Hagátña Master Plan (3 documents)	Director Casil asked for the board to reconfirm that only the ex-officio comments and all other agency comments received to date are the only documents to be reviewed and responded to for approval by the board and the Governor.	
3.	Board meeting with Maga'Håga & Segundo Maga'lahi -	Director Casil recommended that the board members meet with the Governor to get feedback.	No action taken. The Governors office informed the Director that she will not be taking meetings with more than 1 board member at a time as it violates the Open Government Law.
VII.	Executive Director Report: -	Commissioner Keswani requested that the Directors Report follow the Treasurers Report	

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2.	Relocation back to Hagåtña	Director Casil informed the board that the HRRA office is moving back to Hagatña. The date is to be determined as the renovations are not complete. We are currently looking for desks, chairs to furnish the office.	
3.	HRRA Dedicated Funding	Director Casil informed the board that the dedicated funding for the HRRA has not been implemented as there are gaps between what has been provided by DPW to DRT with regards to information on improvements on real property in Hagatña. So far, only 16 properties have been identified as	
VIII.	Further Discussion / Announcements:	Senator Marsh requested clarification on the version of the document that was sent out for review by the agencies, whether it is 2017 or 2019.	
		Senator Marsh stated that \$30,000.00 should have been appropriated to the HRRA for FY20 for equipment and supplies. She requested clarity on the correct amount that that was appropriated to the HRRA for equipment and supplies.	
		C. Keswani made a request for an executive meeting of board members only before the next meeting.	Chair Leon Guerrero will discuss the matter with the Executive Director.
IX.	Next Meeting (Location TBD):	The board agreed to next meet on Thursday, March 12, 2020.	Calendar invite will be sent out for Thursday, March 12, 2020.
	1. Thursday, March 5, 2020	- C2 - p2	
	2. Week of March 12, 2020 - Madame Chair is off island 2/22/20-3/8/20		e e
<b>X.</b>	Adjournment:	Chair Leon Guerrero called for adjournment.	C. Calvo made a motion to adjourn at 5:35pm. The motion was seconded (could not hear clearly of the recording who made it) and all voted to adjourn.

Eduardo "Jake" Calvo

Secretary

Hagåtña Restoration and Redevelopment Authority (HRRA)

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Eduardo "Jake" Calvo

Secretary

Hagåtña Restoration and Redevelopment Authority (HRRA)

Date

# July 2, 2020 - FY 2021 Budget Request Summary

FY20201 Budget	FY20202	Variance
Request	Authorized Budget	Increase/(Decrease)
\$433,635	\$274,732	\$158,903

STAFFING (Salaries & Benefits)	Salary	Benefits	FY2021 Request	FY2020 Authorized
Executive Director	\$66,391	\$22,158	\$89,956	\$88,549
Planner IV	\$75,671	\$25,610	\$100,822	\$101,281
Planner III (*Direct Transfer from DLM to HRRA)	\$54,214	\$19,497	\$77,444	\$0
Computer Operator	\$33,476	\$12,842	\$48,623	\$46,318
Total Salaries	N Post Street		\$316,845	\$236,148

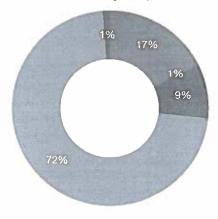
CONTRACTUAL	Quantity	Unit Price	FY2021 Request	FY2020 Authorized	Variance Increase/(Decrease)
Office Rental	12	\$3,330	\$39,954	\$30,480	\$9,474
Xerox Copier Lease	12	\$1,000	\$12,000	\$0	\$12,000
Advertisements	12	\$250	\$3,000	\$0	\$3,000
Printing Services	12	\$250	\$3,000	\$0	\$3,000
Network Administration	12	\$400	\$4,800	\$2,982	\$1,818
Website Maintenance	12	\$85	\$1,020	\$1,020	\$0
American Planning Association Membership Dues	1	\$300	\$300	\$0	\$300
ArcGIS Software Maintenance	1	\$2,000	\$2,000	\$0	\$2,000
AutoCAD Software	1	\$2,000	\$2,000	\$0	\$2,000
Seminars/Workshops/Briefings	12	\$250	\$3,000	\$0	\$3,000
Vehicle Insurance	12	\$167	\$2,000	\$0	\$2,000
Total Contractual		SULL	\$73,074	\$34,482	\$38,592

SUPPLIES & MATERIALS	Quantity	Unit Price	FY2021 Request	FY2020 Authorized	Variance Increase/Decrease
Office Supplies	12	\$167	\$2,000	\$4,102	-\$2,102
Transportation Fuel	12	\$203	\$2,436	\$0	\$2,436
Total Supplies & Materials	I-Amagan	Lance File	\$4,436	\$4,102	\$334

EQUIPMENT	Quantity	Unit Price	FY2021 Request	FY2020 Authorized	Variance Increase/(Decrease)
Computer Systems w/UPS, w/OS, w/MS Office pkg, w/ 3yr warranty, w/ITB external storage	6	\$3,400	\$20,400	\$0	\$20,400
Multimedia Projector	1	\$1,000	\$1,000	\$0	\$1,000
Camera	1	\$880	\$880	\$0	\$880
Network Attached Storage	1	\$1,000	\$1,000	\$0	\$1,000
Public Address System	1	\$2,000	\$2,000	\$0	\$2,000
Scanner	1	\$2,000	\$2,000	\$0	\$2,000
Multifunctional Office Machine w/Line Conditioner	1	\$5,000	\$5,000	\$0	\$5,000
Cabinets (5)	5	\$500	\$2,500	\$0	\$2,500
Ergonomic Office Chairs (15)	5	\$300	\$1,500	\$0	\$1,500
Conference Table	0	\$1,500	\$0	\$0	\$0
Desk Systems (6)	2	\$1,500	\$3,000	\$0	\$3,000
Total Equipment	E DE POLICE		\$39,280	\$0	\$39,280

MISCELLANEOUS	Quantity	Unit Price	FY2021 Request	FY2020 Authorized	Variance Increase/(Decrease)
Stipends	108	\$50	\$5,400	\$0	\$5,400
Total Miscellaneous			\$5,400	\$0	\$5,400

FY 2021 Budget Request



- Total Contractual
  Total Supplies & Materials
  Total Equipment
  Total Salaries
  Total Miscellaneous

#### HRRA's Information System and Information Technology:

#### I. SUPPORT EQUIPMENT

- 1. Computer equipment
  - a. One computer system (Dell Laptop Tough Book) purchased with ARRA Funds for Department of Land Management
- 2. Copier
  - a. GEDA has provided print capabilities
    - i. Color and Black and White provided
  - b. Xerox printer provided by Department of Land Management
    - i. Black and White only
    - ii. No scan capabilities

#### ISSUE:

- Computers are NOT compliant with the Office of Technologies Hardware Standard (Updated April 2019):
  - a. <a href="https://otech.guam.gov/wp-otech-content/uploads/2019/04/190307-OTECH-Hardware-Specs.pdf">https://otech.guam.gov/wp-otech-content/uploads/2019/04/190307-OTECH-Hardware-Specs.pdf</a>
    - i. Windows 7 OS, no longer supported
    - ii. High threat for cyber-attacks and viruses
  - b. All warranties are expired
- 2. Xerox printer
  - a. GEDA
    - i. Scanner workflow limitations
      - > Unable to store large volume files
      - > Intermittent job interruptions for large document scans to USB drives
  - a. Xerox printer provided by Department of Land Management
    - No service warranties
    - ii. No scan capabilities
    - iii. High cost consumables
    - iv. Black and White only
- 3. HRRA's strategic plans for storage of work-files
  - a. Storage solution HRRA public information
  - b. Storage solution for HRRA working information
  - c. Some projects perform with Google Docs or other web-interface software.

#### II. NETWORK CONNECTION:

- 1. Network connections via GEDA Router
  - a. Wi-fi
  - b. Hard-wire (CAT5)

#### ISSUE:

- 1. Intermittent Wi-fi connections
- 2. Current Hard-wire connections does not access the Government of Guam Wide Area Network (GGWAN)
  - a. Unable to access Information Systems (IS):
    - i. AS400
    - ii. Department of Land Management's LandWeb
  - b. Unable to access certain server based folders, subfolders, stored documents
- 3. Limited router connection support for HRRA employees
  - a. Using HRRA staff's personal equipment to connect one workstation to network
    - i. DOL SCSEP

#### III. PROGRAMS AND SOFTWARE

- 1. Microsoft Office Products (Word, Excel, Access, PowerPoint, etc.)
- 2. ESRI GIS 10.2 and ESRI GIS 10.6
- 3. AutoCAD
  - a. Subject to FTE for fulltime CE Engineer

#### ISSUE:

- 1. No Office standard of which Microsoft Product in use
- a. Possible product conversion issues

  2. No standard ESRI GIS software
- - a. Current GG Enterprise License is ESRI 10.6
  - b. Able to view old files into newer versions, however, file unable to revert back to older version
    - File compatibilities



Chairman Maria Eugenia Leon Guerrero Vice-Chair Patricia Ann P. Ada Commissioner Mayor John E. Cruz Commissioner Gregory D. Perez Commissioner Rita T. Franquez Commissioner Nanik P. Keswani Commissioner Eduardo J. Calvo Commissioner Carlos Madrid Alvarez-Piner, PhD

The Honorable Lourdes A. Leon Guerrero Governor of Guam

> The Honorable Joshua F. Tenorio Lieutenant Governor of Guam



May 15, 2020

#### MEMORANDUM via electronic mail

TO: Maria Eugenio Leon Guerrero, Chair, HRRA

FROM: Executive Director, HRRA

**SUBJECT:** HRRA Corona Relief Fund Expense Budget

Hafa Adai Madame Chair,

Per our discussion please find attached for your review a copy of the HRRA Corona Relief Fund Expense Budget requested by the Governor and submitted on May 4, 2020 to the Bureau of Budget Management and Resources to assist with HRRA expenses incurred due to the COVID-19 public health emergency during the period that begins on March 1, 2020, and ends on December 30, 2020. As stated by legislation signed by President Trump on March 27, the use of funds "are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19)." The HRRA was not provided any funds for equipment and only \$4,000 for office supplies in the FY20 budget and thus we are unable to procure any teleworking equipment, sanitizing materials, or PPE supplies to assist us during this crisis. The HRRA staff is in the high risk category and we must take every necessary precaution to create a safe working space to ensure their health, safety and well-being. To date, HRRA staff have been lacking proper equipment and sharing personal and borrowed substandard equipment in order to fulfill our mission overseeing up to a billion dollars of potential development in the restoration and redeveloping of our capital city of Hagatña.

The requested list of supplies and equipment meets the minimum technical specifications recommended by the Office of Technology (OTECH) and is in accordance with the guidelines provided in the Corona Relief Fund Guidance for State, Territorial, Local and Tribal Governments (Section 5001 of the CARES Act ) document under the following sections:

https://home.treasury.gov/system/files/136/Coronavirus-Relief-Fund-Guidance-for-State-Territorial-Local-and-Tribal-Governments.pdf

- 2. Public health expenses such as:
  - Expenses for disinfection of public areas and other facilities, e.g., nursing homes, in response to the COVID-19 public health emergency.
  - Expenses for technical assistance to local authorities or other entities on mitigation of COVID-19-related threats to public health and safety.

- Expenses for public safety measures undertaken in response to COVID-19.
- 4. Expenses of actions to facilitate compliance with COVID-19-related public health measures, such as:
  - Expenses to improve telework capabilities for public employees to enable compliance with COVID-19 public health precautions.

Should you have any questions or comments please do not hesitate to contact me at 688-1139 or via email at lasia.casil@hrra.guam.gov.

Senséremente,

LASIA CASIL

**Executive Director** 

Hagåtña Restoration & Redevelopment Authority

Cc:

HRRA Board

Senator Kelly Marsh (Taitano) PhD.

					Budget Limit	•	15,000.00
Item #	Description	Units	Unit Prices	TOTALsus	Balance	\$	416.00
l⊶	Apple iPad	1	\$ 2,443.00	\$ 2,443.00			
				- \$			
				\$			
2	Lenova ThinkCenter P330 LAPTOP min	m	\$ 1,792.00	\$ 5,376.00			
				\$			
				\$			
m	APC Back-up 850VA UPS Battery Backups**	4	\$ 149.00	\$ 596.00			
				\$			
				\$			
4	1TB External USB 3.0 Hard Drives *	4	\$ 75.00	\$ 300.00			
				- \$			
				•			
S	NETWORK ATTACHED STORAGE (NAS)***	1	\$ 1,669.00	\$ 1,669.00			
				\$			
				- \$			
9	Sanuvox P900GX Portable UV Air Purifier	1	\$ 1,200.00	\$ 1,200.00			
				\$			
				- \$			
7	Sanuvox S300FX UV Air Purifier	1	\$ 2,500.00	\$ 2,500.00			
				- \$			
				\$			
∞	Cleaning & Sanitizing Materials/PPE Equipment	1	\$ 500.00	\$ 500.00			
				\$			
				\$			
			The 1948 The 1949 Age of the 1				Ü
			TOTAL	\$ 14,584.00			
*	(1) 1tB per employee for file backup and mobilitiy						
*	(1) UPC assigned to Executive Director to support Tablet and Desktop	blet and Desk	top				
*	NAS for in office document local area network storage and retrieval	ge and retriev	a				



Chairman Maria Eugenia Leon Guerrero Vice-Chair Patricia Ann P. Ada Commissioner Mayor John E. Cruz Commissioner Gregory D. Perez Commissioner Rita T. Franquez Commissioner Nanik P. Keswani Commissioner Eduardo J. Calvo

The Honorable Lourdes A. Leon Guerrero Governor of Guam

> The Honorable Joshua F. Tenorio Lieutenant Governor of Guam



June 2, 2020

#### **MEMORANDUM**

TO:

Senator Kelly Marsh (Taitano) Ph.D

FROM:

Executive Director, Hagatña Restoration and Redevelopment Authority (HRRA)

**SUBJECT:** 

HRRA Fiscal Year 2020 Appropriations

Håfa Adai,

At the last HRRA board meeting on February 20, 2020 you requested clarity on the amount that was appropriated to HRRA for the fiscal year 2020. Please find attached for your review a copy of Public Law 35-36 FY2020 Budget Act passed by the 35th Guam Legislature on September 4, 2019. The following section pertains to HRRA appropriations:

"1 (gg) (1) Hagatna Restoration and Redevelopment Authority (HRRA) Appropriation. The sum of Two Hundred Seventy-four Thousand Seven Hundred Thirty-two Dollars (\$274,432) is appropriated to HRRA from the Tourist Attraction Fund to the Hagatia Restoration and Redevelopment Authority for its operations for Fiscal Year 2020."

HRRA was not appropriated \$30,000.00 for equipment as you stated during our board meeting. The following is the breakdown of the funds by category:

Regular Salaries	\$ 174,162.00
Fringe Benefits	\$ 61,986.00
Rent	\$ 30,480.00
Contractual	\$ 4,002.00
Supplies	\$ 4,102.00
Equipment	\$ 0.00
FY20 Appropriation Total	\$ 274,732.00

Also attached is a current copy of HRRA's AS400 System Appropriation Accounts detailing total appropriation, allotments, expenditures and current funds available.

Please let me know if you have any questions or need further assistance.

Si Yu'us Ma'ase.

Senseremente,

LASIA CASIL

**Executive Director** 

Hagåtña Restoration & Redevelopment Authority

Cc: Maria Eugenio Leon Guerrero, Chair, HRRA

HRRA Board of Commissioners

BMRGUERJ 6/03/20 Position to Account .	Appropriation Current F	Period	WRKAPPN 11:41:37
Type option, press Ent 5=Display 6=Pri 11=Acct Total 13=Ds	nt 8=Transac		D=Encumbrnce 5=FGIA
Opt <u>Account No</u>	Account name	Object Des	cription
		Expend + Encumb) =	Fund Avail
		& REDEVELOP REGULAR SA	ILARY
174,162.00	133,978.00	62,643.12	71,334.88
5206A209986SE001113	HAGATNA RESTORATN	& REDEVELOP FRINGE	
61,986.00	47,689.00	21,551.44	26,137.56
5206A209986SE001230			
4,002.00	4,002.00	1,000.00	3,002.00
		& REDEVELOP BLDG RENT	
30,480.00	30,480.00	17,780.00	12,700.00
5206A209986SE001240		& REDEVELOP SUPPLIES	
4,102.00	3,078.00	592.68	2,485.32

	FY 2020	
Appropriation account number : Obligation end date :	5206A209986SE001	
Original Appropriation : Budget Adjustments :	274,732.00	
Total Appropriation :	274,732.00	Lands and the second se
	<u>Current Period</u>	<u>Year To Date</u>
Allotments	18,167.00	<b>219,22</b> 7.00
Expenditures :	102,755.74	102,755.74
Outstanding Encumbrances :		811.50
Funds Available :	115,659.76	
Unallotted Balance : Funds in Reserve :	55,505.00	

1	(gg) HAGÅTÑA	RESTORATI	ON AN	D REDEV	ELOPMENT
2	AUTHORITY (HRRA)				
3	(1) Appropr	iation. The su	um of T	wo Hundred	Seventy-four
4	Thousand Seven Hund	dred Thirty-two	Dollars (\$2	<b>274,732</b> ) is app	ropriated from
5	the Tourist Attraction	Fund to the H	agåtña Res	storation and R	tedevelopment
6	Authority for its oper	ations for Fiscal	Year 2020	).	
7	SUMMARY OF APPROP	RIATIONS FU	INDING S	SOURCE	
8	TOURIST ATTRAC	TION FUND		3	\$274,732
9	TOTAL				\$274,732
10	For information purposes or	ıly:			
11	FEDERAL MATCHI	NG GRANTS-I	N-AID		\$0

# Reconciliation of Hagåtña Parcels and Land Uses to Collect Real Property Tax on Improvements

#### Prepared by Joseph C. Santos

The dilemma that HRRA faces in order to collect funding as required by law is the accurate baseline legal real property parcels and the correct development improvements since 1997 for the Municipality of Hagatña. The two (2) agencies that are proponents to the reconciliation of the "legal real property parcels of Hagatña" are the Department of Land Management (DLM) and the Department Revenue and Taxation (DRT). The Department of Public Works (DPW) provides an updated accurate list of land use building development permits to the DRT to accurately tax the building and any improvements. However, DPW may not have an updated and accurate list of development permits in Hagatña including improvements from 1997 forward. An on-site inspection of the building occupancy permit or other courses of action may be required.

Moreover, Public Law 22-19 placed all real property taxes and improvements under the Territorial Educational Facilities (TEF) Fund under Chapter 22 ((General Fiscal Policies and Control), Title 5 GCA. However and subsequently, the Guam Legislature created the HRRA under Public Law 27-110 in 1997 authorizing the Section §79501 (Real Property Tax on Improvements), Chapter 79 (Restoration of Hagåtña) provides that "All taxes assessed, levied and collected by the government of Guam by virtue of the Real Property Tax Law, on improvements, buildings and structures, to be constructed within the Project, over and above the real estate taxes currently assessed, levied and collected, shall revert to the Authority for its use and disposition."

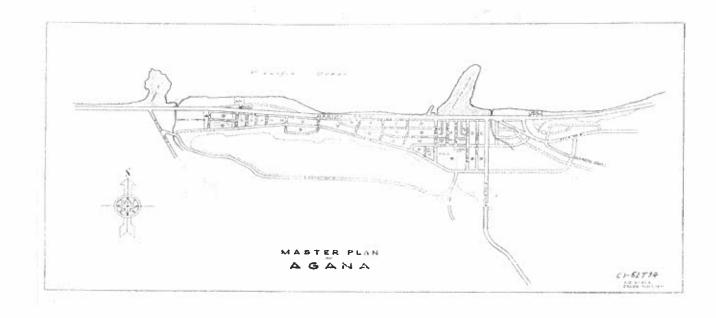
#### **BACKGROUND**

The City of Hagåtña was settled over 3500 years ago according to several archeological reports and was designated a city settlement by Captain Miguel Legaspi in 1565. Hagåtña was not cartographically surveyed until 1918 under the Butler Grid System. The World War II American naval bombardment in July 1944 leveled the central portions of the City of Hagåtña including the Susana Hospital, the Governor's Palace, the Tribunal and Jail House, and the homes from the Plasa de España to the Boat Basin. After WWII, the rubbles and remaining homes in Hagåtña was leveled and demolished to form the Paseo de Susana peninsula by the Navy Construction Battalion and the creation of the New Hagåtña Lot and Block System. At the behest of the U.S. Navy, the U.S. Congress passed the Meritorious Claims Act of 1945 (U.S. Public Law 79-224) to provide compensation to the Chamorros for war losses and damages, was also meant to be a reward for the Chamorros' loyalty to the United States. The U.S. Congress hoped that it would "be helpful in retaining the goodwill of these people in the future, and that it will be a sound investment in our future security." The Land and Claims Commission was created to administer this Act and help in the resettlement of the Chamorro people.

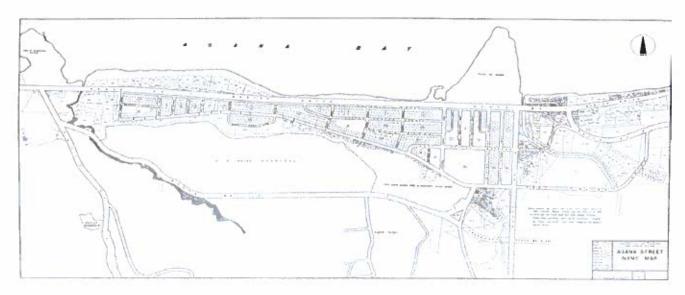
Subsequently, the Naval Government of Guam conducted several categorical takings identified as Federal Routes and Highways; Hagåtña Roads, and the Hagåtña Lot and Block System. The Land and Claims Commission was formed to settled those Guam land takings.

The 1950 Organic Act (U.S. PL 630 (HR 7273) 30 Statute 1754) was created forming the current Government of Guam. This terminated the redevelopment efforts for Guam and Hagåtña by the defunct Naval Government of Guam and the U.S. Navy. In 1956, the Department of Land Management was created under Guam PL 1-85 creating the Public Lands Resettlement Act umbrella under the U.S. Meritorious Claims Act of 1945. The Naval Government of Guam and the newly formed Organic Act government of Guam continued the resettlement of lands taken by the U.S.

Government creating the villages of New Agat, Talofofo, Yona, Barrigada, Dededo, Piti, Asan, Sinajana, and Tamuning. The taking of Hagåtña was separated into two (2) types: (a) Roads; (b) Lot & Block under Civil Case Court Takings 16-47; 4-48; 10-48; 43-56; 26-65 including the development of a Hagåtña Land Use Plan. The maps provided below shows an overlay of old Hagåtña and the new Lot and Block; the 1951 Master Plan Map for Agana; and the Lot & Block Layout and Street Names Map.



Page 2 of 5 July 1,2020



In 1956, Public Law 3-110 as amended created the 19 modern municipalities of Guam. The law also established the municipal boundaries as delineated on Land Management Drawing G1-56T18 recorded in Land Management under Document 31523. The law states that the "written description of the municipal boundaries is given below, but if there is any conflict between the written descriptions and the drawn boundaries on the map referred to herein, the drawn boundaries on the map shall prevail." The Municipality of Hagåtña written description does not match Land Management Drawing G1-56T18, therefore, a formal written correction and updated Election District Map by the Department of Land Management is required. Its impact to the parcels in Hagåtña would affect real property tax assessments and it collection revenue.

The Land and Claims Commission continued until dissolution in 1976 by the creation of the Chamorro Land Trust Commission (CLTC). Although the CLTC was created in 1976, it did not go operational until October 1993 with the Agana Fractional Lot Program held in abeyance.

In 1976, Guam was admitted to the National Flood Insurance Program (NFIP), rendering the municipality of Hagåtña in a suspended state unable to normally redevelop/develop and restricting the land owners from developing their real property until flood insurance was acquired and new development met FIRM building elevation requirement. Furthermore, FEMA required that the 1976 FIRM map could not be modified until the Hagåtña River was channelized and the three (3) bridges (Hagåtña, Santo Papa, & the Minondo) met the 100-year flood requirement. The three (3) bridges now meet the 100-year flood requirement. The U.S. Army Corps of Engineers became the proponent for navigable water/river channelization under the Water Development Resources Act (WDRA) and became the U.S. Federal lead for the Hagåtña River Flood Management Project.

The 1962 Guam Public Law 6-95 provided for the first taxation evaluation of real property and improvements; and provided for a triennial evaluation beginning 1962 codified under Chapter 24 (Real Property Tax), 11 GCA. Since then the Department of Revenue and Taxation had conducted a triennial but was changed to a quinquennial to be reevaluated every five (5) years by Public Law 29-019.

This real property assessment and evaluation process begins with DLM reporting the creation of the legal parcel through a property map and the Grantee ownership through a deed if there is a change in ownership or creation of the new parcel. DLM's Land Management EGIS Database provides a

Property Identification Number (PIN) upon the creation of a new parcel or lot. DRT receives this information and also enters the new parcel and the parcel's ownership. Also creating its own DRT PIN.

To capture the real property tax annual assessments, the DRT uses four (4) systems to capture and provided for real property assessment known as the Guam Property Appraisal System (GPAS). The Amendum canned software was used as a basis to create the Guam Property Appraisal System (GPAS). This software came in several modules that included capturing the land development permitting process. DLM was offered the opportunity to participate in GPAS, however, DLM opted out of this opportunity.

The other systems used in support of real property taxation interface is the Real Property Tax database; the Land Management EGIS; and the DRT AS400 system. One of the reasons why there was no reconciliation of the real property in Hagåtña was due to the uncertainty with the Agana Fractional Lot System and the original claimants to the old parcels. There are other reasons why the reconciliation difficulty. There are currently duplicate lots using differing lot designation, i.e., M01T0B24L14; M01B24L14; B24L14; the old Agana lots along with the owner is carried forward in the database; and/or a building is built on wrong parcel or in the roadway and designated on another parcels.

Lastly, to resolve the issue relative to TAF and HRRA funding, the HRRA Board of Commissioners should approve and resubmit Bill 358-32 (An Act to Fund the Restoration and Redevelopment of the Municipality of Hagåtña, by Amending 21 GCA Section 79501 and by Adding a new item (12) to 5 GCA Section 22425(q)).

#### **SUMMARY:**

In order for HRRA to receive all its funding due the Authority, HRRA must:

- Establish an Hagåtña Real Property Working Group with DLM, DRT, DPW, the Attorney General (AG), and HRRA via a Memorandum of Agreement. The MOA should focus on:
  - o Reconciling the current legal parcel number with DLM & DRT's PINs,
  - o The land use(s) on that legal parcel; the Building/Occupancy Permit number, date of building and improvements; and
  - o The original landowner claimant concerns.
- DLM & HRRA request through the U.S. District Court to provide:
  - o A certified copy(ies) of the Hagåtña Takings (DLM);
  - o Record the documents in DLM if not recorded (DLM);
  - o Settlement list of takings (DLM & HRRA).
- HRRA staff had already conducted an exhaustive real property map search of all current Hagåtña Maps in DLM with the files in digital form. These property maps must be reconciled with the DLM PIN and DRT PIN. DLM and DRT updates listing of PINs for Hagåtña. AG should be briefed on the findings.

Page 4 of 5 July 1,2020

- Identify the legal current owner of record using the Land Management EGIS and ensure source document(s) available and referenced to DRT for real property GPAS entry. DLM provides this source references to DRT to ensure current owner of record is taxed accordingly. AG should be briefed on the findings.
- HRRA works with DPW to research on identifying when structure and improvements built after 1996. Research should also include any structure built before 1997 for HRRA record. DPW provides DRT with validated research information for entry to the GPAS. AG should be briefed on the findings.
- HRRA request DLM to reconcile municipal boundaries for the Municipality of Hagåtña in order to ensure Hagåtña real properties are captured in the real property evaluation/assessment through a formal letter and an updated Election District Map.
- HRRA approves and transmits Section 79501 amendment (Bill 358-32) (An Act to Fund the Restoration and Redevelopment of the Municipality of Hagåtña, by Amending 21 GCA Section 79501 and by Adding a new item (12) to 5 GCA Section 22425(q)). through the Legislative Review Process for passage.
- HRRA request from UOG to participate in the Student Internship Program to help research parcels and identify land uses in Hagåtña.
- HRRA Board of Commissioners briefed on reconciliation status during all public meetings until completion.

NOTE: The reconciliation actions with parcels and PINs could take a minimum of one (1) month if there were at least two (2) dedicated personnel to conduct the reconciliation.

Page 5 of 5 July 1,2020



# DEPARTMENT OF THE ARMY U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT FORT SHAFTER, HAWAII 96858-5440

June 8, 2020

2020-11075

Elaine Tajalle

Civil and Public Works Branch
Programs and Project Management Division

Honorable Lourdes A. Leon Guerrero Governor Territory of Guam Office of the Governor of Guam Ricardo J. Bordallo Complex 513 West Marine Drive Hagatna, Guam 96910

Dear Governor Leon Guerrero:

Thank you for your sponsorship and continuing support of the Agana River General Reevaluation Report. The U.S. Army Corps of Engineers team values the close working relationship that has been established with the Government of Guam, and looks forward to making timely progress on the study. In accordance with Section 1002 of the Water Resources Reform and Development Act of 2014, I am updating you on the status and schedule of the following milestones for the study:

- a. Alternatives Milestone: June 9, 2020
- b. Tentatively Selected Plan Milestone: June 2021
- c. Release of Draft Report for Concurrent Review: August 2021
- d. Chief's Report: February 2023

For specific information about this project, please contact the Project Manager, Mr. Milton Yoshimoto at (808) 835-4034 or email: milton.t.yoshimoto@usace.army.mil.

Sincerely.

OFFICE OF THE GOVERNOR
GOVERNOR'S CHAMBER

TIME: //-// asso

RECEIVED BY

502000-0112/

Kathryn P. Sanborn, PhD, PE, PMP Lieutenant Colonel, U.S. Army

District Commander

Kathy V. Sanba



Chairman Maria Eugenia Leon Guerrero Vice-Chair Patricia Ann P. Ada Commissioner Mayor John E. Cruz Commissioner Gregory D. Perez Commissioner Rita T. Franquez Commissioner Nanik P. Keswani Commissioner Eduardo J. Calvo



The Honorable Lourdes A. Leon Guerrero Governor of Guam

> The Honorable Joshua F. Tenorio Lieutenant Governor of Guam



**Executive Director** 

June 2, 2020

#### **MEMORANDUM**

(via Electronic Delivery)

TO:

Mr. Tyrone Taitano, Director, Bureau of Planning and Statistics

FROM:

Executive Director, Hagåtña Restoration and Redevelopment Authority (HRRA)

SUBJECT:

**HRRA Agency Comments** 

Hafa Adai,

The HRRA is nearing completion of The Map Atlas, The Design Guidelines and The Hagåtña Master Plan documents. We are not able to do this without the input and support of our community, stakeholders and sister agencies. It has been brought to my attention that the Bureau of Planning and Statistics (BSP) has several concerns and issues with the plan. Please see attached letters that were forwarded to me by the Governor and Mayor of Piti. The HRRA Board of Commissioners subcommittee would like the opportunity to address these issues with you directly and work with BSP on improving the plan.

My assistant, Joseph Meno, will be reaching out to you this week to schedule a Zoom teleconference meeting with the HRRA sub-committee to discuss your concerns. Your cooperation is greatly appreciated in this matter. They will present their findings to the HRRA Board of Commissioners at their next meeting on July 2, 2020.

Should you have any questions please feel free to contact me at lasia.casil@hrra.guam.gov or call me at 647-4332 ext. 122.

Si Yu'us Ma'ase.

Senseremente,

LASIA CASIL

**Executive Director** 

Hagåtña Restoration & Redevelopment Authority

Cc:

Chair, Maria Eugenio Leon Guerrero

HRRA Subcommittee



Lourdes A. Leon Guerrero Governor of Guam

Joshua F. Tenorio

Government of Guam P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812 Tyrone J. Taitano Director Matthew C. Santos Deputy Director

JUN 0 3 2020

Lasia Casil
Executive Director
Hagatana Restoration and Redevelopment Authority
590 South Marine Corps Drive
Tamuning, Guam 96913

Dear Ms: Casil

Hafa Adai! Thank you for your kind invitation to participate in a Zoom conference call regarding the Hagatna Masterplan. As you may have been informed, it has been determined that once HRRA has completed its work and submitted its recommendation to the Governor, the matter will be referred to the Bureau of Statistics and Plans for its technical review and advice to aid the Governor in her deliberations.

As such, it would be premature to provide formal comments until HRRA has concluded its own deliberations. Therefore, the Bureau will reserve comment at this time.

Yours truly,



Chairman Maria Eugenia Leon Guerrero Vice-Chair Patricia Ann P. Ada Commissioner Mayor John E. Cruz Commissioner Gregory D. Perez Commissioner Rita T. Franquez Commissioner Nick Keswani Commissioner Eduardo J. Calvo Commissioner Carlos Madrid Alvarez-Piñer. PhD

The Honorable Lourdes A. Leon Guerrero Governor of Guam

> The Honorable Joshua F. Tenorio Lieutenant Governor of Guam



June 24, 2020

#### **MEMORANDUM** (via Electronic Delivery)

TO:

Mr. Tyrone Taitano, Director, Bureau of Planning and Statistics (BSP)

FROM:

Executive Director, Hagåtña Restoration and Redevelopment Authority (HRRA)

SUBJECT:

HRRA Agency Comments - 2nd Meeting Request

Hafa Adai,

Thank you for your response to HRRA's subcommittees request for a meeting to discuss BSP's comments on the Hagatña Master Plan (HMP).

Contrary to your comment that it would be premature for BSP to provide formal comments until HRRA has concluded its own deliberations:

- On May 3, 2018, BSP submitted comments to HRRA on the HMP. (see attached)
- On August 16, 2018, BSP submitted comments to HRRA on the Hagåtña Master Plan. (see attached)
- On March 19, 2019, BSP submitted comments and recommendations on the HMP to the Governor prior to the HRRA completing its review on the HMP. (see attached)
- On December 3, 2019, BSP submitted comments to Mayor Jesse L.G. Alig on the HMP. (See attached)
- On June 11, 2019, Acting Governor Joshua Tenorio issued a memorandum to all departments and agencies requesting written comments in the plans. (see attached)

The purpose of this 5 year review process has been to make sure that all agencies, stakeholders, and community concerns are addressed appropriately prior to submission to the Governor. To date, the HRRA board has scheduled to meet with every agency that has submitted comments on the HMP except for BSP.

We kindly request that you reconsider the HRRA subcommittee request to meet and discuss BSP's comments on the HMP. This is the final step in their review process and your input and cooperation is required for them to move forward.

My assistant, Joseph Meno, will be reaching out to you this week to schedule a Zoom teleconference meeting with the HRRA sub-committee to discuss your concerns. They will present their findings to the HRRA Board of Commissioners at their next meeting on July 2, 2020.

Should you have any questions please feel free to contact me at <u>lasia.casil@hrra.guam.gov</u> or call me at 647-4332 ext. 122.

Si Yu'us Ma'ase.

Senseremente,

LASIA CASIL

**Executive Director** 

Hagåtña Restoration & Redevelopment Authority

Cc: Chair, Maria Eugenio Leon Guerrero

HRRA Subcommittee

Jon Juinor Calvo, Chief of Staff

**Eddie Baza Calvo**Governor of Guam



Carl V. Dominguez
Director
Manuel Q. Cruz
Deputy Director

Ray Tenorio
Lieutenant Governor

Government of Guam P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812

#### MEMORANDUM

MAY D 3 2018

TO:

Administrator

Hagatña Restoration and

Redevelopment Authority (HRRA)

FROM:

Director

Bureau of Statistics and Plans

SUBJECT:

BSP Comments to HRRA Master Plan

Hafa Adai! The Bureau of Statistics and Plans (BSP) has reviewed the Hagatna Restoration and Redevelopment Authority Master Plan authored by the Matrix Design Group dated November 2017. As you may be aware, the Bureau's mission is to ensure Guam's resources are effectively used for the benefit of present and future generations by ensuring consistency among various plans, policies, and programs. The Kabales na Planu Para Guahan, Guam 2065, and the North & Central Guam Land Use Plan (NCGLUP) and various land use planning tools were referenced to arrive at these recommendations which are as follows.

- The document should include the need to develop a guidance standard for planning and evaluation of future land resource decisions that address current and future vulnerability to hazards and climate change. (Page 1-1);
- Include the word resilient under the Design Guidelines and Regulations narrative as follows. "This document contains design guidelines and regulations intended to encourage pedestrian comfort and aesthetically pleasing and resilient design, while maintaining functionality..." (Page 1-2);
- The 2009 NCGLUP Goal NS-6 POLICY 15 recommends the development of tax and fee incentives to encourage sustainable design for site planning, structural design, and energy efficiency. As a result, the Bureau recommends under action #3, add the word incentivize to read, "Identify and incentivize ..." (Page 1-9);
- HRRA should consider the future constants of poor water quality on the river walk feature of the masterplan. HRRA should also ensure that any waterfront development considers future environmental conditions such as sea-level rise. (Page 3-6);
- The 2009 NCGLUP Goal I-7 Policy 29 encourages all new development to locate utilities underground. This master plan did not include a goal or policy to ensure existing customers and or GPA to take action to meet this goal;

- A major waterfront and infrastructure goal should be to stop untreated runoff from entering Hagatna Bay. It is crucial that the HRRA ensure storm water infrastructure provide adequate drainage and treatment and minimize flooding and pollution in order to improve water quality of near shore environments;
- Boat basin channel boundaries is considered an Area of Particular Concern under the category of surfing sites due to heavy wave inundation. The Bureau recommends that further study be done to understand long-term vulnerability to hazards such as sea level rise, wave inundation, and storm surge will have on a major facility such as a cruise ship port. This study should also cover user conflict(s) as well as any environmental impacts.
- The HRRA Master Plan identifies key Government of Guam agency stakeholders. There
  is no clear indication as to which organization will have project management oversite over
  the projects being developed;
- The HRRA Master Plan referenced the Guam Zoning Law, GCA Title 21: Real Property Chapter 61. However on page 3-21, there are new zoning codes being proposed to accommodate a HRRA mixed-land use development plan (Page 3-1);
- Providing timeframe for approval by the Guam Legislature and the Governor of Guam would be useful. (Page 1-2);
- The HRRA Master Plan indicated that during construction and road widening projects along Routes 1, 4, and 8, most water runoff drained into the Hagåtña River and ocean untreated. This practice should not be tolerated for any future road or development projects due to the accumulation and magnitude of pollution that are impacting Guam's marine species. Recent surveys by the UOG Marine Lab indicated that Acropora corals show a >95% mortality across Hagåtña's entire fringing reef. (Page 6-2);
- It is vital that this plan include strong storm water and pollution prevention management
  guidelines as well as articulate goals and objectives for current and future development
  projects so that surface drainage water quality is improved to a level where marine
  ecosystems in Hagåtña bay can recover and be healthy;
- The plan should articulate a green objective or goal such as how the city will move toward a zero-waste community. (Page 6-5).

As government officials, it is our primary responsibility to ensure the balance of development with environmentally prudent use of coastal resources for current and future generations. The Bureau would like to commend you for your masterplan efforts. Please do not hesitate to contact Mr. Edwin Reyes, Administrator, Guam Coastal Management Program or myself for any questions regarding this memo.

MANUEL Q. CRU

Acting Director

CC: GCMP Administrator BSP Chief Planner

Eddie Baza Calvo Governor of Guam



(trail)

Ray Tenorio Lieutenant Governor Government of Guam P.O. Box 2950 Hagātña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812

Carl V. Dominguez
Director
Manuel Q. Cruz
Deputy Director

### AUG 1 6 2018

#### **MEMORANDUM**

TO:

Administrator, Hagâtiia Restoration and Redevelopment Authority (HRRA)

FROM:

Director, Bureau of Statistics and Plans

SUBJECT:

BSP Comments to revised HRRA Master Plan

Hafa Adail The Bureau of Statistics and Plans (BSP) has reviewed the revised Hagatna Restoration and Redevelopment Authority Master Plan with the following file name hagatna\_master\_plan\_public\_draft\_november\_2017\_sm2 as authored by the Matrix Design Group. As you are aware, the Bureau has been actively engaged in the planning process and was pleased to provide comments on an earlier draft via our Memorandum dated May 03, 2018. On behalf of BSP, I would like to thank you for incorporating our comments.

The Bureau has no further comments and would like to commend you for your masterplan efforts. Please do not hesitate to contact Mr. Edwin Reyes, Administrator, Guam Coastal Management Program or myself for any questions regarding this memo.

MANUEL Q. CRUZ
Acting Director

CC: GCMP Administrator
BSP Chief Planner



Lourdes A. Leon Guerrero Governor of Guam

Government of Guam P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3 Fax: (671) 477-1812

Tyrone J. Taitano Acting Director

Joshua F. Tenorio Lieutenant Governor

MEMORANDUM

TO:

The Governor of Guam

Lt. Governor of Guam

FR:

Director, Bureau of Statistics and Plans

RE:

HRRA Master Plan

On May 3, 2018, the Bureau of Statistics and Plans (BSP) submitted to the Hagatna Restoration and Redevelopment Authority (HRRA) its comments on the draft Hagatna Restoration and Redevelopment Master Plan produced by Martix in November of 2017 (see attachment). BSP submitted thirteen recommendations and concerns regarding the master plan. recommendations ranged from minor adjustments to the language of the master plan to ensure references to issues such as resiliency to more substantial concerns such the adequacy of storm drainage runoff. At my direction, the BSP Coastal Zone Management Program staff, reviewed the August 2018 version of the HRRA Master Plan to ascertain if any of BSP's 13 recommendations or concerns were incorporated. Yesterday, they advised me that none of BSP's recommendations were addressed in the most recent, August 2018, version prepared under the Calvo/Tenorio Administration.

As I am sure you appreciate, that for any planning process to be effective, it must engage the relevant stakeholders. For quite some time now, anecdotal evidence has been mounting that such engagement was lacking during the development of the HRRA Master Plan. The most glaring illustration of this is the master plan's recommendation to relocate the Agana sewage treatment plant to Piti. In the meantime, Guam Waterworks Authority (GWA) is proceeding with \$8 million in upgrades for the same treatment plant that HRRA is proposing to relocate. As a matter of fact, GWA's long term objectives for the facility only call for minimizing the odor and relocation is not in any way under consideration.

Given this disconnect between the HRRA Master Plan and major stakeholders such as GWA, I find the outcome of the BSP staff's comparative review of the existing version of the master plan to be extremely troubling. In my view, it is an indicator that, even when major stakeholders have engaged with HRRA in the development of the master plan, they were ignored.

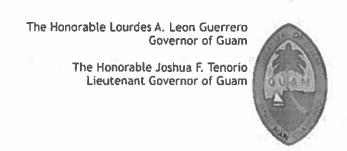
At this juncture, the HRRA Master Plan remains a product of the Calvo/Tenorio Administration. If at some point, action is taken to approve or further promote the master plan, then it may be perceived as a product and the responsibility of your Administration. I therefore recommend, in the strongest possible terms, that prior to any consideration of the HRRA Master Plan for approval by this Administration and/or transmittal to the Legislature, that the document be submitted for review by the relevant planning, development, and resource management agencies.

If you have any questions, or need additional information, I would certainly welcome the opportunity to discuss this matter further.

Type I Tatas

Acting





March 22, 2019

#### MEMORANDUM

TO: The Maga'Haga of Guam

Segundo Maga'Lahi

FR: Executive Director, Hagatña Restoration & Redevelopment Authority (HRRA)

RE: HRRA Master Plan

Hafa Adai Maga 'Haga,

Si Yu'os Ma'ase for bringing to my attention the March 19, 2019 memorandum submitted by Bureau of Statistics and Plans Director, Tyrone Taitano questioning the validity of the Hågatna Master Plan, claiming a disconnect and lack of engagement between the HRRA Master Plan and major stakeholders such as GWA, and that none of BSP's 13 comments were incorporated into the Master Plan.

The June 2018 updated version of the Hagatna Masterplan integrated the comments made by BSP. Matrix, Joseph Santos and the BSP Staff (Edwin Reyes, Gil Silgutan, Esther Camacho) participated in the BSP review and agreed integration of the BSP comments. On the review they identified all the recommendations submitted by BSP and either the comments were already a part of the Hagatna Masterplan but worded differently or the recommendations were added to the updated Hagatna MP.

The following are the 13 comments made by BSP and the action taken:

- 1. The document should include the need to develop a guidance standard for planning and evaluation of future land resource decisions that address current and future vulnerability to hazards and climate change. (Page 1.1) HRRA agrees but not in the Masterplan since it is a "guidance standard" therefore regulatory. This is covered in the draft Zoning Code.
- 2. Include the word resilient under the Design Guidelines and Regulations narrative as follows: "This document contains design guidelines and regulations intended to encourage pedestrian comfort and

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- P.O. Box 2950 Hagatña Guam 96932

Telephone

671.475-4281

- aesthetically pleasing and resilient design, while maintaining functionality..." (Page 1-2) This was added on Page 1-1
- 3. The 2009 NCGLUP Goal NS-6 POLICY 15 recommends the development of tax and fee incentives to encourage sustainable design for site planning, structural design, and energy efficiency. As a result, the Bureau recommends under action #3, add the word incentivize to read, "Identify and incentivize..." (Page 1-9) HRRA agreed and added paragraph 5 to Page 1-9
- 4. HRRA should consider the future constants of poor water quality on the river walk feature of the master plan. HRRA should also ensure that any waterfront development considers future environmental conditions such as sea-level rise (Page 3-6). HRRA agrees and has addressed this issue with the US Army Corps of Engineer when discussing channelization of the Hagatna River and Coastal Shoreline Protection. This is also addressed in the Masterplan.
- 5. The 2009 GCGLUP Goal I-7 Policy 29 encourages all new development to locate utilities underground. This master plan did not include a goal or policy to ensure existing customers and or GPA to take action to meet this goal. This is already requirement by law, however, was included in Policy LU-3.4 page 3; Policy I-7.2, page 6-5
- 6. A major waterfront and infrastructure goal should be to stop untreated runoff from entering Hagatna Bay. It is crucial at the HRRA ensure storm water infrastructure provide adequate drainage and treatment and minimize flooding and pollution in order to improve water quality of near shore environments. This is already incorporated in Policy 1-2.5 page 6-3 Policy S-3.2 page 7-3; Please read Chapter 7 Sustainability;
- 7. Boat basin channel boundaries is considered an Area of Particular Concern under the category of surfing sites due to heavy wave inundation. The Bureau recommends that further study be done to understand long-term vulnerability to hazards such as sea level rise, wave inundation, and storm surge will have on major facility such as a cruise ship port. This study should also cover user conflict(s) as well as any environmental impacts. Although this is covered in the Map Atlas and Masterplan it is not a masterplan policy issue but more so a regulatory process prior to construction. HRRA has been working with BSP CZM to use CSM grants on developing the features and constraints studies for Hagatna and as mentioned above would require a long-term study conducted probably through University of Guam.
- 8. The HRRA Master Plan identifies key Government of Guam agency stakeholders. There is no clear indication as to which organization will have project management overbite over the projects being developed. The reasons why HRRA has only identified key government of Guam agency stakeholders relative to projects is because, HRRA has jurisdiction over Hagatna overall, but not over the jurisdictional authority relative to specific government of Guam real property. Until the Masterplan is passed, HRRA can only work with the respective agencies.

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- 9. The HRRA Master Plan referencing the Guam Zoning Law, GCA Title 21: The Real Property Chapter 61. However on page 3-21, there are new zoning codes being proposed to accommodate a HRRA mixed-land use development plan (Page 3-1). The current zoning code for Guam is Chapter 61 and is currently the rule of the land, however, Chapter 79, 21 GCA provides that the HRRA will pass a zoning code to meet Hagatna Masterplan requirement where the jurisdictional nexus will be with the HRRA Board of Commissioners.
- 10. Providing timeframe for approval by the Guam Legislature and the Governor of Guam would be useful. (Page 1-2). The HRRA Board of Commissioners does not dictate to the Governor when she should submit the plan to the Legislature. However, once the Governor is satisfied and submits the Hagatna Masterplan to the Legislature's Legislative Secretary then the Legislature has a total of 47 days to act. HRRA will work with the Governor's Office to ensure proper transmittal.
- 11. The HRRA Master Plan indicated that during construction and road widening projects along Routes 1, 4 and 8, most water runoff drained into the Hagåtña River and ocean untreated. This practice should not be tolerated for any future road or development projects due to the accumulation and magnitude of pollution that are impacting Guam's marine species. Recent surveys by the UOG Marine Lab indicated that Acropora corals show a >95% mortality across Hagåtña's entire fringing reef. (Page 6-2). HRRA agrees which was a practice that the U.S. Navy and GovGuam DPW practiced. This infrastructure is in direct violation to Guam's Storm Water Law and Regulations. HRRA has been in consultation with Guam EPA on 319 Fund Study (currently being conducted) and working with GovGuam proponent DPW to find a location to divert runoff to a storm water holding or detention area. This was identified in the Hagatna Masterplan Map Atlas with 12 storm drainage areas identified and active; and a major issue to be coordinate between DPW
- 12.It is vital that this plan include strong storm water and pollution prevention management guidelines so that surface drainage water quality is improved to a level where marine ecosystems in Hagåtña bay can recover and be healthy. HRRA agrees but Guam law already gives GEPA and DPW the authority over storm water and pollution prevention. HRRA already working with GEPA and DPW on courses of action. This is covered in the Masterplan.
- 13. The plan should articulate a green objective or goal such as how the city will move toward a zerowaste community. HRRA agrees and included this recommendation in the Masterplan.

HRRA has bent over backwards to ensure that the Masterplan was comprehensive and considered all inputs if the comments and recommendations were valid, rational, and pertinent to policy. As a matter of record, although all ex-officio members provided comments and recommendations as to the Masterplan viability, realistic measurable outcomes and policy take precedence.

The Hagatna STP is a Federal Court Action that must be addressed at the Executive and Legislature leadership level on the relocation of the STP. HRRA can only make a recommendation to the relocation. HRRA (Chairman John Calvo, Executive Director Joseph Cameron & Planning Staff Joe Santos) met with Simon Sanchez from the CCU and the Chief Engineer (Acting GM) Tom Cruz to discuss the relocation of the STP. They all agreed that this action is at the highest level of government of Guam. Chief Engineer Cruz did provide a cost breakdown to relocate STP.

Director Taitano expressed in his memo "that for any planning process to be effective, it must engage the relevant stakeholders." yet he fails to communicate with myself and instead cries directly to the Governor's office with false information that could have been cleared up had he simply reached out to me. Even more disappointing is that on Monday morning, March 18, I called Tyrone directly to offer my assistance with any questions he had after Joe Santos informed me that his staff was poking around for information. Tyrone dismissed me saying never mind and that it wasn't important and that he could find the information himself.

Maga'Haga, I have to say that I find this tag team of scrutiny upon the HRRA without addressing me directly to be somewhat exhausting and demoralizing. My agency is transparent and I make myself available. I hope I was able to correct any false claims with the truth to your satisfaction.

I have attached 2 memos from the previous BSP Director, Manuel Q. Cruz dated Aug 16, 2018 and May 3, 3018 as well as photos of handwritten comments made on the draft Master Plan by BSP that were incorporated into the final Master Plan. Also attached are comments from GPW Chief Engineer Thomas Cruz regarding the cost of the relocation of the STP.

If you have any questions, or need additional information, I would certainly welcome the opportunity to discuss this further.

Put Respetu,

LASIA CASIL Executive Director

Hagåtña Restoration & Redevelopment Authority

9 Attachments

Cc: Chief of Staff



## Office of the Mayor

January 3, 2020

Lasia Casil
Executive Director
Hagatna Restoration and Redevelopment Agency
Via email: lasia.casil@hrra.guam.gov

Hafa Adai, Ms. Casil:

I am in receipt of a letter from Mr. Tyrone Taitano regarding the Hagatna Master Plan's relocation of the wastewater treatment plan to Piti.

I took office in January 2017 and to date, have not heard of this relocation and thus have not made any contributions or comments to this proposed plan. I am requesting your assistance to meet with myself and the Piti Municipal Planning Council so that we are properly informed of this plan in order to make educated comments related to the wastewater relocation.

The majority of our Municipal Planning Council members are employed full time so evening hours work best for a meeting.

Thank you for your time and I look forward to hearing from you!

Sincerely,

JESSE L.G. ALIG Mayor of Piti

Telephone: 671.472.1232/3 Email: jesse.alig@pitiguam.com P.O. Box 786 Hagatna, Guam 96932

Lourdes A. Leon Guerrero Governor of Guam

# BUREAU OF STATISTICS & PLANS

Government of Guam P.O. Box 2950 Hagåtña, Guam 96932 Tel: (671) 472-4201/3



Tyrone J. Taitano Director Matthew C. Santos Deputy Director

Joshua F. Tenorio Lieutenant Governor

Mayor

PO Box 786

Fax: (671) 477-1812

DEC 1 1 20 is

Hafa Adai Mayor Alig,

Honorable Jesse L.G. Alig

Municipality of Piti

Hagatna Guam 96932

As you may know, the Bureau of Statistics and Plans is mandated to integrate its policy-making efforts with public and private interests engaged in physical, social and economic development planning so that planning works to improve the quality of life for our people. We are currently reviewing the Hagatna Masterplan to ensure it is consistent with the Guam Comprehensive Development Plan and in doing so, the Bureau is also mindful of our mandate to create conditions and opportunities whereby people fully participate in the planning process.

Upon our review of the Hagama Master plan, we were not able to discern if your Municipality's input was taken into consideration regarding the wastewater treatment plant currently sited in the village of Hagatna in which a relocation plan is proposing to move the facility to the village of Piti as cited in the Hagatna Masterplan Public Comments Section, Day 2 on Page A-11, and the information on the wastewater treatment plant infrastructure begins on Page 6-I of the Hagatna Master Plan.

As you may know, the specifications of the new plant will manage 12 million gallons of treated sewage outfall per day that will discharge into deep waters of Piti. The plan does not mention the exact location of the proposed waste water treatment plant; however, it does mention using the property under the jurisdiction of the Port Authority of

My office and the rest of the Government, by directive of Governor Leon Guerrero, is working to provide comments on the Hagatna Master Plan in order to ensure that the contents of the plan provide a solid road map that works to improve the quality of life for our people. You and your village's participation is essential and I encourage you to actively contribute to the planning process by sharing your thoughts on the citing of the wastewater treatment plan in your village.

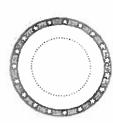
Please do not hesitate to contact Mr. Edwin Reyes, GCMP Administrator, or myself for any questions regarding this letter. We can be reached by email at edwin.reyes@bsp.guam.gov or tyrone.taitano@bsp.guam.gov or by telephone at 472-4201/2/3.

Sincerely,

TYKONE J. TAITANO

red - Maitino

Director



# MEMORANDI M

DATE: June 11, 2019

All Department and Agenday

FROM: Joshad L. Tenato, Acting Governor.

SVBJRCT: Agency Comment Period for the draft of the Hagaina Redevelopment Masterplan

Now that we have completed appointments to the Hagatart Restoration and Reckevelopment Authority Board of Commissioners, the Authority can now proceed with the formal review and approval of the deaft Hagatara Masterplan for submitted to the Guant Legislature.

As part of the review process of the board of Commissioners, any concerned or interested departments or agencies should submit written comments on the plan to the Hagarina Restoration and Reslevelopment Authority, with a copy to the Barcett of Plans and Statistics by July 15, 2019. This includes but is not limited to, considerations regarding land use, rathestructure, public services, environmental impact historic preservation, culture, economic viability, frametal cost, and contractual compliance.

Your assistance is appreciated.

Si Yu'os Ma'ase

Mostitus F. TENORIO =

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#### Christine M. Wolke, RA

**RIM Architects Principal** 

#### Education

Masters of Architecture; University of Texas, 1986 Bachelor of Science in Interior Design; University of Texas in Austin, 1981 School of Hotel and Restaurant Management, University of Houston 1976-78



#### **Professional Registrations**

Registered Architect in Guam [1992, A-268] Registered Architect in CNMI [2010, A-116]

#### Professional Affiliations / Seminars / Special Training / Publications

- Building to Minimize Typhoon Damage 2003 FEMA, 2003
   Federal Emergency Management Agency Post Earthquake Safety Evaluation of Buildings (ATC-20), Training and Technical Assistance, 2003
- Federal Emergency Management Agency/Government of Guam, 1998
- Former Board Member, American Institute of Architecture, Guam and Micronesia Chapter
- Guam Chamber of Commerce
- Society of American Military Engineers (SAME)
- Guam Society of Professional Engineers (GSPE)
- Down Syndrome Association of Guam (DSAG), Founding Member
- Autism Community Together (ACT), Founding Member

Years of Professional Experience: 38

Years at RIM Architects: 26

#### Past Experience

1992-1994	Omicron Designs, Guam
1988-1992	JB Jones Architects AIA, Guam
1987-1988	WORKS, Austin Texas
1986-1987	Associate Professor, Interior Design, University of Texas, Austin
1985	Teaching Assistant, School of Architecture, University of Texas, Austin
1981-1983	C & L Design Company, Houston Texas
1973-1986	Restaurant work while in high school, undergraduate and graduate school

#### **Professional Qualifications**

As Principal of RIM Architects, Chris is involved in the practice of architecture, establishing programming requirements with project owners as well as concept design, preparation of construction documents, specification, and contracts. Her experience also includes site analysis, planning, and construction administration in the tropical environment of the Pacific Islands. Her experience as an Interior Designer encompasses all aspects of commercial and residential interior design including space planning, color, material and product specifications, design and fabrication management for custom furnishings and fixtures, lighting design, and

procurement services. Her breadth of experience allows for a holistic approach to all aspects of architectural design and construction.

#### Selected Recent Local Project Experience

#### Hagåtña Masterplan - Hagåtña, Guam

Project Role: Project Manager

This project is a work in progress for the Hagåtña Restoration and Redevelopment Authority (HRRA). The Master Plan is designed to revitalize, promote, preserve, and protect the heritage and economic vitality of Hagåtña, capitol city of Guam. This plan is intended to address issues that are linked to the infrastructure, culture, recreation, and open space development, economic development, socio-cultural factors, transportation, hazard mitigation, waterfront development, environmental issues and sustainability and beautification. The design team began with a thorough research phase collecting all possible information on the history, culture, and existing physical constraints of the village. Walking study tours were conducted and the team surveyed and photographed every part of the village documenting the urban fabric (network of blocks and streets), areas of historic or cultural importance, building form and placement, street character, areas of particular concern, traffic movement, topographic conditions, and the natural character of the village.

The team compiled information gathered from research phase and site visits in a series of site analysis diagrams. The diagrams contained information pertaining to current land use, property ownership, parking supply, and natural resources. Existing condition plans were created and analyzed, and infrastructure data was collected. The project deliverables were phased and included three optional Capitol Improvement Plans, a Land Use Plan, a Village Design Standards New Zoning Regulations for Hagåtña and an Implementation Plan.

#### BankPacific Hagatña Branch Renovation - Hagatña, Guam

Project Role: Design Architect of Record/Interior Architect

The client's goal was to provide customers with the highest level of personalized, local service by creating a customer-centric bank in the region. The headquarters underwent a complete interior and exterior renovation, including installation of a new tell line, new administrative offices and floor-to-ceiling windows. Phase I renovations were made to the Governor Joseph Flores building behind the headquarters building and attached to it by a walkway. The Sagan Umayao, the bank's new loan center, on the first and second floor, was completely redesigned and contains executive offices, loan servicing, accounting, compliance and human resources. A new processing center on the third floor along with a state-of-the-art training facility and employees lounge was provided.

#### Joint Region Marianas Headquarters - Nimitz Hill, Guam

Project Role: Design Architect of Record/Interior Architect

This design-build project provides repairs and alterations to existing facilities at Nimitz Hill to an administrative office for the Joint Region Marianas Headquarters. The Joint Region Marianas Headquarters facility will contain elements of the Air Force, Army, Coast Guard, Marine Corps and Navy. Because of planned military growth in the region, the Naval Facilities Engineering

Command Marianas (NAVFACMAR) and the Joint Guam Program Office (JGPO) will also have a prominent presence within the facility. Our work involves design and construction of administrative spaces, operations center and conference rooms for approximately 300 personnel. When completed in 2010, this is scheduled to be LEED® Silver certified.

#### GPA/GWA Gloria B. Nelson Administration Building FF&E - Fadian Point, Guam

Project Role: Interior Architect

Chris and her team refined programming requirements to integrate the interior surface finishes and FF&E into the new building envelope. She works closely with the client through the development of office furniture layout plans and furniture designs to determine how best to meet the end users' needs. She prepared FF&E specifications, bid documents, and provided bid analysis during the review phase. Chris also managed the acquisition and installation of over 100 pieces of locally produced custom artwork through the CAHA One Percent for Art program. The collection represents one of the largest collections of local art, on display for public viewing, in Guam.

#### International Sports Complex - Hagåtña, Guam

Project Role: Design Architect of Record/Interior Architect

RIM Architects completed Executive design for the renovation and expansion of a 40 yr. old, 2-story commercial building into a Judo Dojo and fitness center. Structural changes to the existing building included the removal of the central columns on the second floor to allow for world class Judo competitions. The ground floor renovation includes space for the reception area and a fully equipped Juice Bar located between the center and executive locker rooms. The building expansion houses new management offices and exercise studios on both levels. Need description of overall finishes, color schemes, and ADA features.

#### LeoPalace Resort - Yona, Guam

Project Role: Design Architect of Record/Interior Architect

RIM was selected as the Design Architect and Architect of Record for several projects at the LeoPalace Resort Guam.

#### LeoPalace Hotel - Yona, Guam

Project Role: Design Architect of Record/Interior Architect

Most notably was the renovation of the existing 248 room Belvedere Hotel from a budget tourist destination to a high-end luxury resort hotel. In keeping with this major overhaul of the property RIM also rebranded the Hotel and established new design guidelines for all aspects of this property. Christine Wolke served as Design lead and Project Manager for both the Architectural and the Interior design efforts for all of the resort projects, including custom design and bid documentation for all FF&E items, and procurement assistance services. Newly renovated areas included Executive level rooms and Suites, Premier level rooms and suites, a new Executive Lounge, A Tour Lounge, and a new Lobby and Reception desk area. All Construction was phased to allow the property to remain in operation throughout the renovation.

**LeoPalace Golf Country Club** – *Yona, Guam* 

Project Role: Design Architect of Record/Interior Architect

Design services performed included concept designs for the renovation of the Golf Country club including a restaurant, snack bar and banquet facility. Construction was completed on the proshop, luxury locker room facilities and an events pavilion. RIM also served as the Architect of Record for a complete remodel of the existing Japanese style baths and spa.

#### **LeoPalace Golf Duplex Villas –** *Yona, Guam*

Project Role: Design Architect of Record/Interior Architect

RIM Architects was selected to design prototype luxury golf course housing units. These units are 3-bedroom, 2-bath, 2000 SF. homes are in keeping architecturally with the resort's Mediterranean theme while allowing for up to date styling and luxury country club living. A model duplex was built and furnished to test the level of local interest and were met with much praise. The 8-unit first phase of construction is due for completion Spring 2020.